

## PICO-UNION BOUNDARY ADJUSTMENT

**Subject:** PICO-UNION BOUNDARY ADJUSTMENT  
**From:** Joel Miller <jmiller@psomas.com>  
**Date:** 11/9/17, 4:53 PM  
**To:** Gerald Gubatan <gerald.gubatan@lacity.org>

10-4, Gerald. I'll definitely keep you posted.

Regards,

Joel

**Joel B. Miller, AICP, LEED AP**

**PSOMAS** | *Balancing the Natural and Built Environment*

Vice President/Principal  
Land Use Entitlements  
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[www.psomas.com](http://www.psomas.com)

**From:** Gerald Gubatan [mailto:gerald.gubatan@lacity.org]  
**Sent:** Thursday, November 09, 2017 12:53 PM  
**To:** Joel Miller <jmiller@psomas.com>  
**Subject:** Re: FW: FW: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

Hello Joel -

Thanks for the update - Looks like there may be forward-movement, which is a positive sign.

Please keep me posted - If a General Plan Amendment is initiated, we would be interested in re-planning a larger area west of the Harbor Freeway. I know most major stakeholders.

Later,  
Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
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<http://cd1.lacity.org/>

On Thu, Nov 9, 2017 at 10:47 AM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

Good morning, Gerald.

Please see the email below from Ken. This is actually what I wanted to talk to you about. I was concerned that I hadn't heard back from Ken. Now that I have, there's no need for me to seek your assistance and we can cancel our call at 4:30 today. I will remove it from my calendar.

Regards,

Joel

Joel B. Miller, AICP, LEED AP  
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## PICO-UNION BOUNDARY ADJUSTMENT

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From: Ken Bernstein [mailto:[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)]  
Sent: Thursday, November 09, 2017 10:41 AM  
To: Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)>  
Cc: Naomi Guth <[Naomi.Guth@lacity.org](mailto:Naomi.Guth@lacity.org)>; Christina Park <[christina.park@lacity.org](mailto:christina.park@lacity.org)>  
Subject: Re: FW: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

Joel,

My apologies for the delay in getting back to you -- it's been a really busy week! Both I and Christine Park, our Pico Union HPOZ planner, will be attending the National Preservation Conference next week, so we'd like to arrange a meeting for early the following week. Would Monday or Tuesday afternoons, the 20th or 21st, work for you?

Ken

[CitySeal.png] <<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.lacity.org&data=01%7C01%7Cjmiller%40psomas.com%7C9fab8ca054804d5d2ff308d527a18f5b%7Cda3c8f56f9af471eae5f3d0cdc4b303%7C0&sdata=wxvFq3knFDxSzkBXr9yWAGHt6ZFMkdrMc4qr0K92uAQ%3D&reserved=0>>

Ken Bernstein, AICP, Principal City Planner

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[www.preservation.lacity.org](http://www.preservation.lacity.org) <<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.preservation.lacity.org%2F&data=01%7C01%7Cjmiller%40psomas.com%7C9fab8ca054804d5d2ff308d527a18f5b%7Cda3c8f56f9af471eae5f3d0cdc4b303%7C0&sdata=yyTuMcq7PUZfuDSES%2FIIMlcKRP1FHQvtr515viqFTY%3D&reserved=0>>

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On Fri, Nov 3, 2017 at 10:31 AM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> <<mailto:jmiller@psomas.com>>> wrote:  
Good morning, Ken.

I'm just following up on my email from earlier in the week (see below). Would you like to meet to discuss this next week? If so, please email me some dates and times that work for you.

Regards,

Joel

## PICO-UNION BOUNDARY ADJUSTMENT

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From: Joel Miller  
Sent: Tuesday, October 31, 2017 7:06 AM  
To: 'Gerald Gubatan' <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>; Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)>>  
Cc: Jenna Snow (<[jenna@preservingbuildings.com](mailto:jenna@preservingbuildings.com)>); <[jenna@preservingbuildings.com](mailto:jenna@preservingbuildings.com)>>; <[kathryn@mcgeehistoric.com](mailto:kathryn@mcgeehistoric.com)>>; Dave Garcia <[david@sandstoneproperties.com](mailto:david@sandstoneproperties.com)>>; Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>>  
Subject: RE: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

Thank you, Gerald, for this email, and thank you to everyone who participated in last week's meeting.

Ken, do you have time to meet this week to review "next steps"? Please email me your available dates/times. I can share with you an expedited correction process that our office is doing for another project.

Regards,

Joel

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From: Gerald Gubatan [mailto:[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)]  
Sent: Monday, October 30, 2017 4:34 PM  
To: Ken Bernstein <[ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org)>>  
Cc: Joel Miller <[jmill@psomas.com](mailto:jmill@psomas.com)>>; Jenna Snow (<[jenna@preservingbuildings.com](mailto:jenna@preservingbuildings.com)>); <[jenna@preservingbuildings.com](mailto:jenna@preservingbuildings.com)>>; <[kathryn@mcgeehistoric.com](mailto:kathryn@mcgeehistoric.com)>>; Dave Garcia <[david@sandstoneproperties.com](mailto:david@sandstoneproperties.com)>>; Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>>  
Subject: Re: CD-1 PICO-UNION BOUNDARY ADJUSTMENT

Hello Ken,

## PICO-UNION BOUNDARY ADJUSTMENT

Thank you for the feedback on this matter (site located at 1330 Pico Blvd<<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fmaps.google.com%2F%3Fq%3D1330%2BPico%2BBld%26entry%3Dgmail%26source%3Dg&data=01%7C01%7Cjmilller%40psomas.com%7C9fab8ca054804d5d2ff308d527a18f5b%7Cda3c8f56f9af471eae5f3d0cdc4b303%7C0&sdata=%2F%2BzKntgaYr4Cnib0DaxuUAxL78WIT63YvooOW%2Bz%2FtjM%3D&reserved=0>>.) provided when you, I, Jenna Snow and Katheryn McGee met on October 27th.

I understand LAMC Sec. 12.20.3 F.3 (d)(3) may delegate decision-making authority to the Director of Planning Director to make technical corrections to the survey after consulting with the Historic Preservation Overlay Zone Board and the Cultural Heritage Commission. An applicant may file a request to correct the technical error.

With respect to correcting a technical error to the HPOZ boundary, you advised that because the HPOZ was established by ordinance, any amendment must be adopted by ordinance. I understand that the Department of City Planning have prepared technical correction ordinances in which the Director "signs off" on behalf of the City Planning Commission, then the ordinance is transmitted directly to PLUM Committee and the City Council. I am advised that this process may take 6-8 weeks.

The new ownership, Sandstone Properties, Inc., has not only retained Jenna Snow, but also Psomas Engineering. In order to facilitate the process, I am copying this message to include Joel Miller of Psomas who is available to assist with the process.

Gerald

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<http://cd1.lacity.org/><<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fcd1.lacity.org%2F&data=01%7C01%7Cjmilller%40psomas.com%7C9fc9e6b289384d74252b08d51feeb709%7Cda3c8f56f9af471eae5f3d0cdc4b303%7C0&sdata=osqD%2FSCPgeGGsJCUFS0cuAkdWhRd%2FandYaKvY6lyHJA%3D&reserved=0>>

On Thu, Sep 7, 2017 at 12:35 PM, Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)<<mailto:gerald.gubatan@lacity.org>>> wrote:  
Hello Ken,

Thank you for recently meeting with our office on a range of CD1 historic preservation issues. In terms of the Pico-Union HPOZ boundary issue, I am forwarding an electronic copy of materials, including an analysis by consultant Jenna Snow.

I know your plate is full - if you don't mind, would love to tag-base with you by, say, end of next week if at all possible - to hear your comments and feedback.

Much appreciated,

Gerald

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